BILL GARRETT, Davidson County
Trans:T20130073042 DEEDWARR
Recvd: 08/23/13 11:09 2 pgs
Fees:13.00 Taxes:2072.00

20130823-0089147

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $560,000.00

Bonita Martin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF AUGUST, 2013.

Kathy Snider
NOTARY PUBLIC

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

MY COMMISSION EXPIRES _____

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5694 OAKLEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Paul M. Oakley and Jami M. Oakley	same	157-00-0 106.00
6532 Radcliff Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENNETH C. SPRINGER, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

PAUL M. OAKLEY AND WIFE JAMI M. OAKLEY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6532 Radcliff Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend thetitle to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular numbershall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand on the 22nd day of August, 2013.

Kenneth C Springer
Kenneth C. Springer

Eileen Springer
Eileen Springer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, KENNETH C. SPRINGER AND EILEEN SPRINGER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of August, 2013.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 53, SECTION TWO, DEVONSHIRE MANOR, as shown on plat of record in Plat Book 5200, Page 242, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Kenneth Springer, Trustee of the Springer Family Trust to Kenneth C. Springer as recorded on the 9th day of July, 2007 in Instrument No. 20070709-0081286; Executor's Quitclaim Deed from Kenneth Springer, Trustee of the Springer Family Trust to Kenneth C. Springer as recorded on the 27th day of June, 2007 in Instrument No. 20070627-0076921; Executor's Quitclaim Deed from Kenneth Springer, Executor of the Estate of Joyce Springer to Kenneth C. Springer, Trustee of the Springer Family Trust as recorded on the 8th day of May, 2007 in Instrument No. 20070508-0055421; Warranty Deed from Kenneth C. Springer and spouse, Joyce M. Springer to Joyce M. Springer as recorded on the 9th day of March, 2000 in Instrument No. 200003090024554 and Warranty Deed from Kenneth S. Kish and spouse, Bonnie R. Kish to Kenneth C. Springer and spouse, Joyce M. Springer as recorded on the 30th day of September, 1991 in Deed Book 8453, Page 142, in the Register's Office of Davidson County, Tennessee.

Eileen Springer joins in this conveyance to convey any and all marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, DEVONSHIRE MANOR, as recorded in Plat Book 5200, Page(s) 242, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5580, Page 507 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).